13 July 2012 **SUBMITTED VIA THE PLANNING PORTAL**

Mr Cian Cronin
Arun District Council,
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Cronin,

Former Focus Unit, Rustington Retail Park
Proposed Alterations to Car Park Layout

I write on behalf of my client Store Property Investments Ltd to submit an application for the car park at Rustington Retail Park. The application, which has been submitted online (Planning Portal Reference PP-02079411), seeks to amend the layout and landscaping of the car park and has been designed to create two phases.

Firstly, the temporary phase will include a bus access lane and bus layby which will facilitate the use of the former Focus unit as a temporary foodstore (as you will be aware, this is subject to a separate application R/60/12).

The permanent phase will occur once Sainsbury's has decanted from the former Focus unit. At this point, the midi bus service will no longer required, and therefore the permanent and final phase will be the same car park layout, but with the bus access road being removed, and the bus layby being returned to car parking.

Both the temporary and the permanent layouts share the same design for the majority of the car park, and this has been designed specifically to improve vehicle circulation and enhance pedestrian safety. To achieve the new layouts, it is proposed that the parameters of the car park increase, by slightly extending into the landscaping banks to the north and east boundaries.

To mitigate against the increased car park footprint, new and improved landscaping can be achieved. This is indicatively shown on the submitted drawings, although as agreed in your email dated 22.06.12, we trust full details of this element can be submitted via way of condition following discussions with officers.

The proposed amendments to the car park will reduce the total car parking numbers from 215 to 208 during it's temporary phase, but will increase the total to 225 spaces once the bus layby has been removed. As set out in the accompanying Technical Note, this provision is considered fully acceptable when assessed against the relevant policies.

I trust you will agree there are no undue impacts caused by this relatively minor scheme, and that it accords with the relevant planning policies. Therefore I trust you will be in a position to recommend approval.

[redacted]

The application package consists of the following:

- Application Form
- Signed Certificate A
- Design and Access Statement
- Technical Note
- Flood Risk Assessment

A cheque for £170 being the requisite planning application fee has been submitted under separate cover (dated 11.07.12).

I trust you will now be in a position to validate the application and I look forward to receiving confirmation of this at your earliest convenience. Please do not hesitate to contact me should you have any questions or require any further information.

Yours sincerely

[redacted]

Adam Cundale
Senior Planner
WYG Planning and Environment

Enc

Architects Drawings
Application Form
Certificate A
Design and Access Statement
Car Park Technical Note
Flood Risk Assessment

cc. David Hughes – Store Property

[redacted]